ALL OF SEC
PT OR 2133/1638
MARSH LAND

OYSTER HOLDINGS FL LLC
4602 CARLTON DUNES DR
FERNANDINA BEACH, FL 32034

2026

45-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9606	CONSERVATION ESMT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		4,072,307
TOTAL MARKET VALUE		4,084,187
SOH/AGL Deduction		2,630,068
ASSESSED VALUE		1,454,119
TOTAL EXEMPTION VALUE	CP	600,332
BASE TAXABLE VALUE		853,787
TOTAL JUST VALUE		4,084,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		866,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2872/1915	6/03/2026	SW	Q	V	01	1,500,000
GRANTOR: T CREEK LAND LLC						
GRANTEE: OYSTER HOLDINGS FL						
2133/1638	7/17/2017	SW	Q	V	05	1,600,000
GRANTOR: THOMAS CREEK LLC						
GRANTEE: T CREEK LAND LLC						

FIVE MILE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	0	40	25	1,000.00	SF	15.00	15.00	100	2024	2023	03	36	5,400	
2	0200	BARN WD 0-	0	0	20	18	360.00	SF	20.00	20.00	100	2024	2023	03	90	6,480	

LAND DESCRIPTION

TOTAL OB/XF 11,880

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	175,000.00	175,000.00	700,000							
2	009606	C	CONSERVATION	0		OR	0.00	0.00	577.55	AC		1.00	1.00	0.50	11,000.00	5,500.00	3,176,525							
3	009900	C	ACREAGE NON-	0		OR	0.00	0.00	21.20	AC		1.00	1.00	0.50	17,000.00	8,500.00	180,200							
4	009620	C	MARSH	0		OR	0.00	0.00	155.82	AC		1.00	1.00	1.00	100.00	100.00	15,582							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 758.57 Total Land Value: 4,072,307 Market: 0 Agricultural: 0 Common: 4,072,307 PRINTED 07/09/2026 BY SYS